



ZEBRA

PROPERTIES

SALES • LETTINGS • MANAGEMENT



46 Enfield Close, Houghton Regis, Bedfordshire, LU5 5PL

£900 Per month

Unfurnished - Available late August 2019

A three bedroom terraced house with UPVC double glazing, gas central heating, downstairs cloak room and garage. The property is situated within reach of a range of local amenities and transport links.

EPC Rating D

46 Enfield Close, Houghton Regis, Bedfordshire, LU5 5PL

ENTRANCE

Half glazed UPVC double glazed front door with adjacent matching side panel, into the entrance lobby.

LOBBY

A spacious area with radiator, doors to the kitchen/diner, cloakroom, storage cupboard and meter cupboard. Vinyl flooring.

CLOAKROOM

Low level WC, small wash-hand basin and natural daylight from a roof light. Vinyl flooring.

KITCHEN / DINER

16'0 x 11'6 (4.88m x 3.51m)



A full width room with dual front aspect UPVC double glazed windows. Fitted with a range of base and wall units, roll top worktop, inset stainless steel sink and drainer, electric cooker. Recess and plumbing for washing machine, spaces for tumble dryer and fridge/freezer. Two storage cupboards. Ample space for table and chairs. Through to the inner lobby. Tiled splash backs. Vinyl flooring.

INNER LOBBY

Stairs to first floor landing. Door to the lounge.

LOUNGE

16,0 x 13'0 (4.88m,0.00m x 3.96m)



A full width room with rear aspect half glazed UPVC double glazed door, and adjacent UPVC double glazed window. Radiator. Full height storage cupboard. Laminate flooring.

FIRST FLOOR

LANDING

Doors to three bedrooms, bathroom and two storage cupboards. Loft access hatch.

BEDROOM ONE

11'7 x 10'7 (3.35m'2.13m x 3.05m'2.13m)

Front aspect UPVC double glazed window with radiator below. Built-in wardrobe in the alcove.

BEDROOM TWO

12'5 x 10'7 (3.66m'1.52m x 3.05m'2.13m)

Rear aspect UPVC double glazed window with radiator below.

BEDROOM THREE

9'4 x 7'2 (2.84m x 2.18m)

Rear aspect UPVC double glazed window with radiator below.

BATHROOM



White suite comprising bath with shower/mixer tap, pedestal wash-hand basin and low level WC. Radiator. Front aspect obscure UPVC double glazed window. Laminate flooring.

OUTSIDE

Front



Mainly paved.

Rear

Fully enclosed with fencing. Rear Access gate leading to the garage.

Garage

At the rear. (Landlord not responsible).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	64	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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